28

WARRANTY DEED

STATE OF TENNESSEE BOOK 10835 PG 142
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,900.00

Tony T. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF March 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONY T. HILL (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	141-12-B-107CO
7172 BAY COVE TRAIL (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	09D-80600
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY D. FALCON AND WIFE, KELLEY A. FALCON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY T. HILL, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 85, on the Plan of PHASE 5, SOUTHAMPTON, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, page 217, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to GARY D. FALCON AND WIFE, KELLEY A. FALCON, by deed from Timothy N. Hewitt and wife, Ann D. Hewitt, of record in Book 8973, page 374, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 3, Southampton, as said areas are set forth and defined in Restrictions of record in Book 6120, page 450; Book 6231, page 63; and Book 7140, page 345; By-Laws of record in Book 6355, page 517; and Charter of record in Book 6323, page 132; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 7172 BAY COVE TRAIL, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10th day of March 19 98

GARY D. FALCON
Kelley A. Falcon
KELLEY A. FALCON

98 MAR 12 AM 11:19

011336

RECEIVED & RECORDED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY D. FALCON AND WIFE, KELLEY A. FALCON

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of March, 19 98

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

4778 03/12 0101 03CHECK 578.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10835 PG 144

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 153900.00
CON TX 569.43
PRFEE 1.00
WDEED 8.00
TOTAL 578.43
CHECK 578.43

03/12/98 01 11:17 0001 477E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041336
IDENTIF. # REFERENCE

98 MAR 12 AM 11:19

No. 1265161